



# Clayton Ecology

## Preliminary Bat Roost Assessment 14 Marlock Close Fiskerton

April 2024

<b>Client name:</b>	Chris Makin
<b>Report reference:</b>	
<b>Report issue date:</b>	
<b>Version:</b>	1
<b>Survey date:</b>	3 <sup>rd</sup> April 2024
<b>Surveyed by:</b>	Nick Clayton BSc (Hons) ACIEEM
<b>Author:</b>	Nick Clayton BSc (Hons) ACIEEM

### DISCLAIMER

This document has been prepared by Clayton Ecology Ltd. We accept no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

The evidence which we have prepared and provided is true and has been prepared and provided in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

RELIANCE - The report describes the conditions and ecological features on the site (and possibly its environs) at the time of survey and that this may (is likely to) change over time. Reliance upon the findings of this report should be determined in accordance with the Chartered Institute of Ecology and Environmental Management guidance on the longevity of ecological surveys, see Advice Note (April 2019) On the Lifespan of Ecological Reports and Surveys CIEEM.

## Contents

SUMMARY .....	3
1. INTRODUCTION.....	4
1.1 Legislation applicable to bats.....	5
1.2 Legislation applicable to breeding birds .....	5
2. SITE DESCRIPTION.....	6
2.1 Location of the building .....	6
3. SURVEY METHODOLOGY .....	10
3.1 Desktop study .....	10
3.2 Preliminary Bat Roost Assessment .....	10
3.3 Survey constraints.....	10
3.4 Personnel .....	10
3.5 Breeding birds scoping survey .....	10
3.6 Other protected species .....	10
4. SURVEY RESULTS .....	11
4.1 Desk Study .....	11
4.2 Preliminary Bat Roost Assessment Results .....	11
4.3 Scoping survey results: breeding birds.....	14
4.4 Scoping survey results: other protected species .....	14
5. EVALUATION AND RECOMMENDATIONS .....	15
5.1 Evaluation.....	15
5.2 Recommendations .....	15
5.3 Breeding birds.....	15

## SUMMARY

This report has been prepared by Clayton Ecology Ltd for Chris Makin. The report provides the results of a preliminary bat roost assessment of 14 Marlock Close, Fiskerton NG25 0UB.

The proposal is for a double storey extension to the rear of the property adjoining the current roofline, removal of the front porch and a small double height extension to the frontage of the property. No habitats are to be impacted by the development.

No evidence of roosting bats was found during the visual inspection.

The PBRA survey determined that the building did contain features of value for roosting bats and therefore assessed the structure as being of being "low bat roosting potential".

The geographical position within a quiet residential area with low levels of lighting causing disturbance, and mature trees acting as suitable habitat for foraging bats; the immediate landscape is considered to be of moderate value. The wider area provides moderate/high foraging and commuting habitat for all bat species within the local range. The potential suitability for bats within the surrounding habitat was assessed as Moderate.

The survey determined that the building contained access points and features present that would be suitable for crevice dwelling bats.

The building was an occupied residential dwelling and was therefore assessed as unsuitable for hibernating bats.

The determination therefore is that the building is of low bat roost potential as per the Good Practice Guidelines (Collins 2023).

To determine presence/absence (inline with the guidelines) a minimum of one single emergence survey during the bat survey season (May to September) is required. However should this survey highlight moderate to high levels of bat activity or a bat roost is located within the building, more dusk surveys may be required.

No work should be undertaken to the roof structure of the building until these surveys have been undertaken.

As no breeding bird evidence is present there are no seasonal constraints. However, if works are required within the bird breeding season of March to September, then in advance the building should be checked prior to works to ensure there are no nesting birds present.

No evidence of other protected species or invasive species was found during the visual inspection of the surrounding landscape.

# 1. INTRODUCTION

This report has been prepared by Clayton Ecology Ltd for Chris Makin. The report provides the results of a preliminary bat roost assessment of 14 Marlock Close, Fiskerton NG25 0UB. The survey building is located at Ordnance Survey grid reference, SK73555124.

The proposal is for a double storey extension to the rear of the property adjoining the current roofline, removal of the front porch and a small double height extension to the frontage of the property. No habitats are to be impacted by the development.

The report provides the results of a preliminary bat roost assessment.

The legislation with regard to bats *Chiroptera* is listed below.

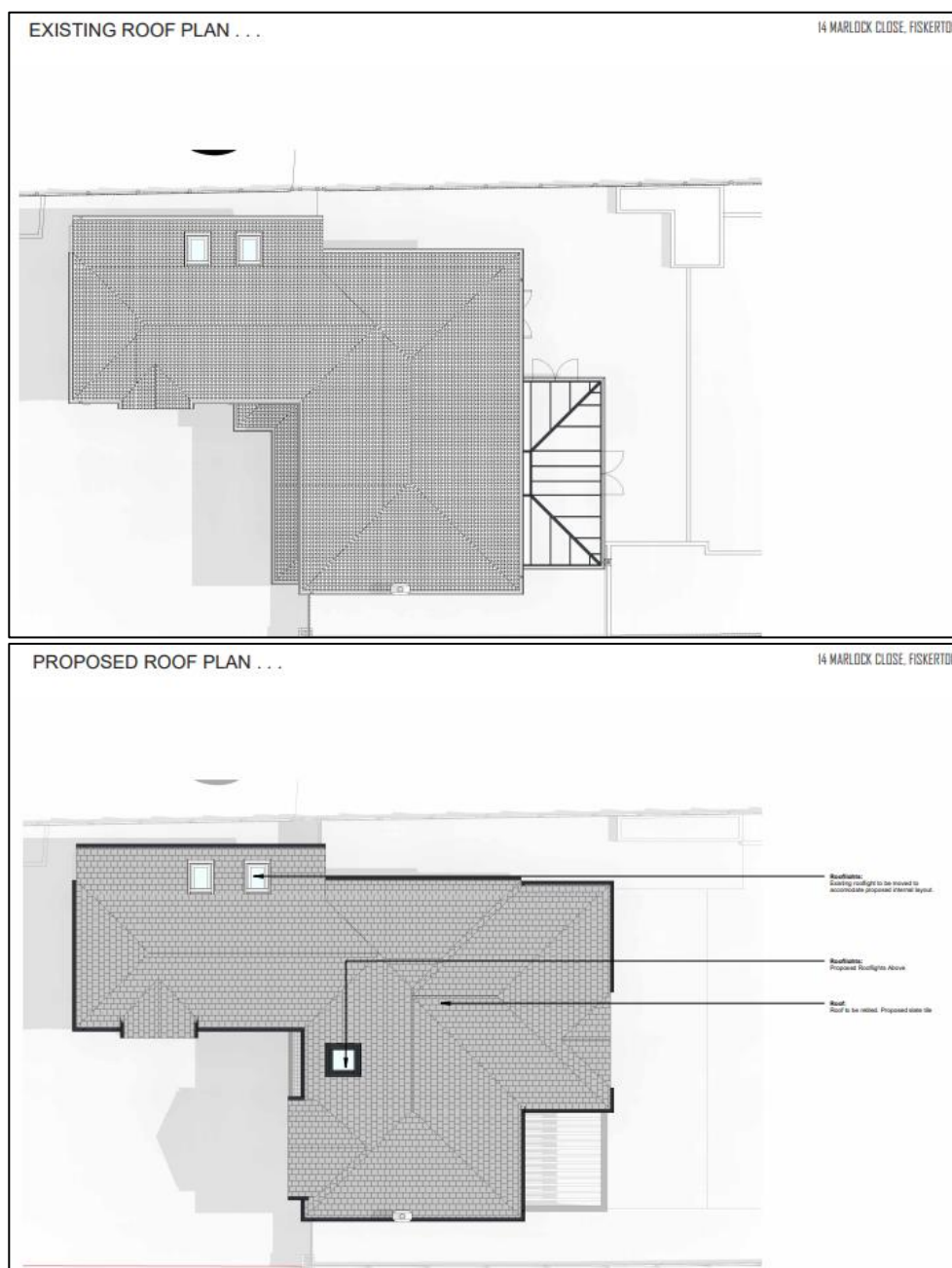


Figure 1: The baseline roof structure and proposals for the Site.

## 1.1 Legislation applicable to bats

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under the Conservation of Habitats and Species Regulations 2017 ('the 2017 Regulations'). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019) which continue the same provision for European protected species, licensing requirements, and protected areas after Brexit.

The legislation makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat. It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.

Licences in respect of European Protected Species affected by development can be granted under Section 55(2) (e) of The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.

Under section 55(9) of the Regulations licences can only be issued if Natural England is satisfied that:

- there is no satisfactory alternative to the work specification
- and the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

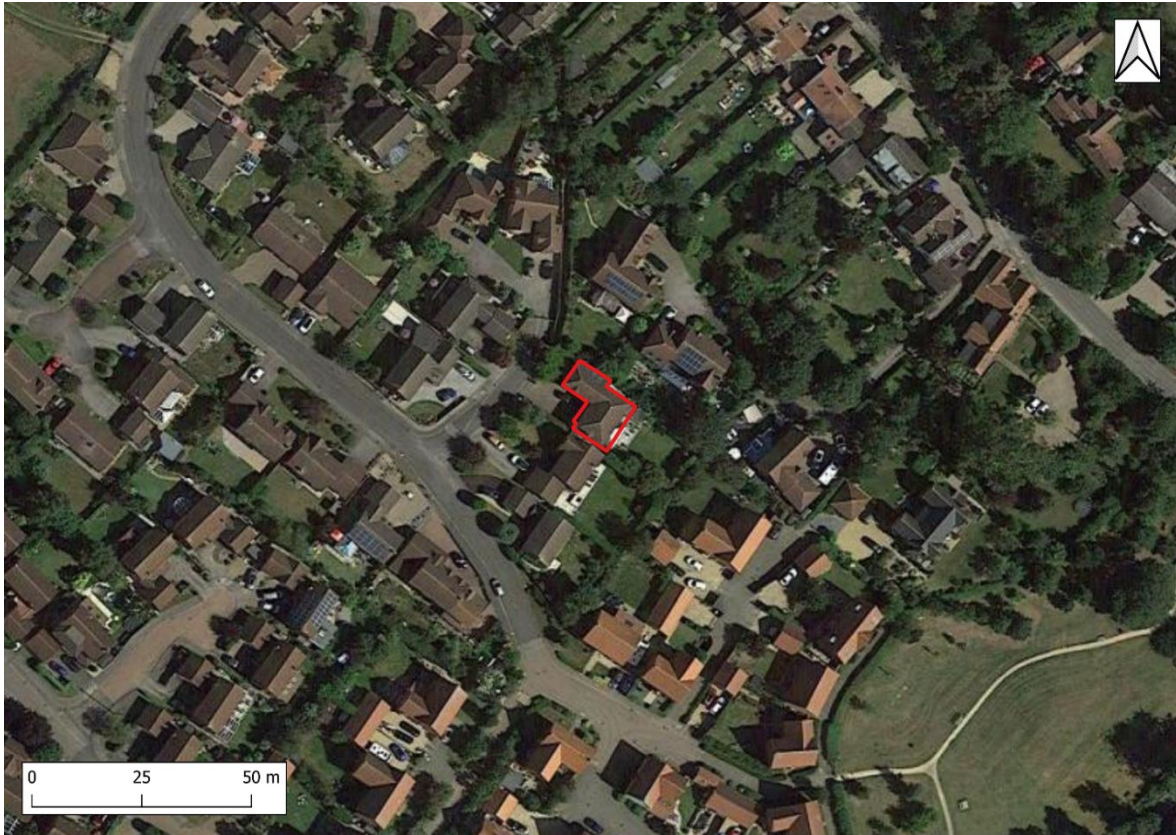
Natural England aim to process EPS licence applications within 35 working days of receipt and Low Impact Class licenses are typically registered within 14 working days of receipt.

## 1.2 Legislation applicable to breeding birds

Under the Wildlife and Countryside Act 1981 (as amended), all native birds and their nests, whilst in use, are protected from harm, disturbance or destruction during the breeding season. To avoid conflict, development work that could affect breeding birds should be timed to take place outside of the breeding season, variable between March and September. Note that a nest is protected from the beginning of its construction until the young have fledged and left the nest.

## 2. SITE DESCRIPTION

### 2.1 Location of the building



**Figure 2: The situation of the building, encircled in red, in relation to the surrounding landscape, courtesy of Google Earth.**

The building is situated within the centre of the village of Fiskerton in the parish of Fiskerton cum Morton, in the Newark and Sherwood district, in the county of Nottinghamshire. The building is situated on Marlock Close, surrounded by residential properties and mature gardens to all aspects.

The immediate surrounding landscape contains residential, and urban infrastructure, however many of the gardens are mature with mature trees. The wider area consists of a similar habitat mixture, with additional agricultural and pastoral land, however to south east is The River Trent and associated high quality habitats.

#### **Description of the building**

The dwelling is a large detached property in an L-shape floorplan, set back from the road with a large driveway and gardens to the rear. The dwelling is a red brick cavity walled building, the roof is supported by a series of wooden beams in a gable and hipped A framework, covered in pantiles underlined with bitumen felt. The windows and doors are all brown UPVC and well fitted to the main dwelling with wooden windows and doors to the conservatory to the rear. See photographs 1 to 5 inclusive.





**Photograph 1: The south and west elevations of the building.**



**Photograph 2: The south east elevation of the building.**





Photograph 3: The north elevation of the building.



Photograph 4: The view of the loft space.





Photograph 5: The view of the loft space.

## 3. SURVEY METHODOLOGY

### 3.1 Desktop study

The desktop study involved examining web-based resources. The following resources were examined:

- MAGIC - Multi-Agency Geographic Information website for maps of statutory designated nature conservation sites within 2km of the survey area and previously Granted European Protected Species Applications for Bats.

### 3.2 Preliminary Bat Roost Assessment

A preliminary bat roost assessment was undertaken to the building on site. This survey was completed in accordance with the Good Practice Guidelines (Collins 2023), comprising a visual inspection of the building (formerly referred to as a bat scoping survey) as part of the ecological assessment of the potential development footprint.

The methodology included examining the building for potential roost features and assessing the likelihood of these features being used by bats. This included searching for evidence of bat roosting in the form of feeding remains, droppings, staining, worn surfaces and the bats themselves (alive or dead).

Equipment used included a powerful torch, collapsible ladders, endoscope, camera, 10 metre extension pole (for the camera) and binoculars.

### 3.3 Survey constraints

The survey was undertaken outside of the main bat survey season of May to September inclusive. Any evidence of bats on the external elevations may be removed by the actions of water and wind, evidence within sealed and undisturbed areas such as attic spaces would remain unaffected however.

Overall, there were no significant limitations given the aims of the survey.

### 3.4 Personnel

The preliminary bat roost assessment was undertaken by Clayton Ecology Ltd on the 3<sup>rd</sup> April 2024. The survey was carried out by Mr Nick Clayton BSc (Hons) ACIEEM (Bat Licence: 2020-49905-CLS-CLS).

### 3.5 Breeding birds scoping survey

Features that had potential to support nesting birds were recorded along with any breeding bird activity observed during the visual inspection.

### 3.6 Other protected species

An ecological walkover of the area immediately surrounding the building was carried out to assess the habitat for other protected species.

## 4. SURVEY RESULTS

### 4.1 Desk Study

The Site is located within 2 km of no Statutory Designated Sites (Site of Special Scientific Interest (SSSI) /Special Area of Conservation SAC/ National Nature Reserve (NNR)/ Local Nature Reserve (LNR)).

A search of the Magic Map application for previously granted (Bat) European Protected Species Derogation Licences within a 2 km radius of the Site identified the following:

License number: 2014-4586-EPS-MIT Destruction of a resting place of Common Pipistrelle *Pipistrellus pipistrellus*, Brown long eared bat *Plecotus auritus*, and a Whiskered bat *Myotis mystacinus* dated 09/04/2014 approximately 1.4 km north east of the Site.

Previous surveys undertaken by Nottinghamshire bat group has identified Brown long eared bat and Common pipistrelle bat day roosts approximately 500 metres south east, and Daubenton's bats *Myotis daubentonii* foraging on the river approximately 300 metres south east of the Site.

### 4.2 Preliminary Bat Roost Assessment Results

No evidence of use by bats was found during the visual inspection.

Access points into the building i.e. doors and windows were all sealed and well fitted. The roof void had a limited number of features (loose bitumen felt) that could be used by roosting bats however the roof void was heavily cobwebbed and no bat droppings were found. There was no visible light coming through into the roof space providing potential access points for bats.

Access points into the building are: gaps under a slipped tile and along the hipped roof section at the rear of Site allowing bats to access and roost between the tiles and bitumen felt. Gaps in the soffit board (missing mesh) on the front and southern elevation.

No evidence of roosting bats was found in the accessible features of the building, however the building may be suitable for low numbers/individual bats within the local range.

There are many mature trees around the Site which could add cover and connectivity for roosting bats. Habitats of value to bats in terms of providing commuting, foraging and roosting opportunities include scattered trees around the mature gardens. The nearest water source is approximately 0.25 km to the south east: The River Trent. There may however be other water sources in the form of ornamental ponds in residential gardens surrounding the Site.

The immediate landscape is of moderate potential for foraging bats with connectivity to the wider area, that may provide moderate/high foraging/commuting habitat for all bat species within the local range.

In summary, the immediate area may provide moderate foraging/commuting habitat for bat species within the local range, however the wider area may provide moderate/high foraging and commuting habitat for bat species within the local range.



The building was assessed as being of being low potential for bats, based upon the geographical location of the structure against the potential bat roost features present.



**Photograph 6:** The internal roof void showing dense cobwebs.



Photograph 7: The southern aspect of the roof showing the lifted tile.



Photograph 8: The missing mesh on the vents into the soffits.

#### **4.3 Scoping survey results: breeding birds**

There was no evidence of previous bird species having utilised the structure for nesting. The gaps in photograph 8 above may provide access for small birds to nest in the soffit boards.

#### **4.4 Scoping survey results: other protected species**

No evidence of other protected species or invasive species was found during the visual inspection of the surrounding landscape.



## 5. EVALUATION AND RECOMMENDATIONS

### 5.1 Evaluation

No evidence of roosting bats was found during the Preliminary Bat Roost Assessment.

The geographical position within a quiet residential area with low levels of lighting causing disturbance, and mature trees acting as suitable habitat for foraging bats; the immediate landscape is considered to be of moderate value. The wider area provides moderate/high foraging and commuting habitat for all bat species within the local range. The potential suitability for bats within the surrounding habitat was assessed as Moderate.

The survey determined that the building contained access points and features present that would be suitable for crevice dwelling bats. This would categorise the structure as being of being "Low bat roost potential" in accordance with national guidance.

The building was an occupied residential dwelling and was therefore assessed as unsuitable for hibernating bats.

### 5.2 Recommendations

To determine presence/absence of bats within the building and in line with national guidance, a minimum of one dusk survey during the main bat season is required (May – September). The surveys must be undertaken in weather conditions that are conducive to bat activity, thereby avoiding low temperatures (i.e. below 10°C at sunset), strong winds and heavy rain.

Please note that if moderate to high bat activity is recorded within the area and/or bat roost is identified further surveys will be required.

No work should be undertaken to the roof structure of the building until these surveys have been undertaken.

### 5.3 Breeding birds

No evidence of nesting birds was located within the building during the survey.

All breeding birds are protected under the Wildlife and Countryside Act (1981) (as amended) that protects nests, whilst in use, from harm, disturbance or destruction during the breeding season.

As no breeding bird evidence is present there are no seasonal constraints. However, if works are required within the bird breeding season of March to September, then in advance the building should be checked to ensure there are no nesting birds present.

In the event that an active bird nest is found during the planned works, it must be retained in situ undisturbed until the nest is no longer in active use. A nest is classed as active when it contains eggs or chicks and when it is being built.

## REFERENCES

Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> Edition, Bat Conservation Trust, London.